

MINUTES OF THE FEBRUARY 16, 2010 DESIGN REVIEW BOARD

CITY OF MESA

MINUTES OF THE SPECIAL DESIGN REVIEW BOARD MEETING FEBRUARY 16, 2010

A meeting of the Design Review Board was held in the View Conference Room, 55 North Center at 5:00 p.m.

MEMBERS PRESENT

Dan Maldonado
Tom Bottomley

MEMBERS ABSENT

Chair-Tim Nielsen
Vice Chair-Wendy LeSueur
Greg Lambright
Craig Boswell
Delight Clark

OTHERS PRESENT

Lesley Davis
Debbie Archuleta
John Wesley
Gordon Sheffield
Laura Hyneman

A. Review of Design Guidelines for Employment Districts

Staffmember Laura Hyneman reviewed the Purpose Statement for the Employment Districts chapter and explained that there were four types of employment districts: Planned Employment Park(PEP), Limited Industrial, General Industrial and heavy industrial. She also explained staff's thought that the Development Standards should be appropriate for intensity of district.

Staff discussed Building Form Standards for Employment Districts:

Primary public entries: Boardmember Maldonado and Boardmember Bottomley thought that it was important to identify primary, public building entrances and provide shaded, pedestrian scale entries.

Materials: Boardmember Bottomley thought metal buildings could be acceptable, did not think pre-fab metal building were appropriate unless they were well designed. They also discussed the use of low-maintenance, durable materials, with various profiles, finishes and material types. Materials should be used in a well designed, composition, harmonizing with other elements, include well-executed details, bold, "desert tech" design as well as shade and shadow, color, and texture.

Form: The Boardmembers and staff discussed options to express interest in the building

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form, such as change in texture, change in plane, skyline, transition zones at entries or openings, texture on the ground around the base of the building, shade elements, rhythm and repetition of elements. Boardmember Maldonado thought hardscape should be used around the base of the building, and at the ground plane, landscaping should be larger scale – appropriate to the scale of the building. Boardmember Bottomley agreed that hardscape was important as well as landscaping.

Regarding fences and walls, Boardmember Maldonado suggested allowing landscape material as an option for fences and walls. He stated the landscaping shouldn't overwhelm the project. He wanted the landscaping to provide massing and interest within the project.

Boardmember Bottomley felt there should be more design requirements for industrial buildings next to residential projects.

B. Adjournment:

Respectfully submitted,

Debbie Archuleta
Planning Assistant

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